

100,000-336,000 SF

CLASS A INDUSTRIAL DEVELOPMENT

FOR LEASE

3513 UNION ST, NORTH CHILI, NY 14514



RAIL SERVICE
AVAILABLE



EASY ACCESS
TO I-490



CEILING HEIGHT:
36' BTS



All images are renderings by Scannell that the Industrial Center is expected to resemble.



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SCANNELL
PROPERTIES

FOR LEASE | 3513 UNION ST, NORTH CHILI, NY 14514

PROPERTY OVERVIEW

Build to suit construction opportunity with flexibility on building size and configuration. Site is located on Union Road immediately off the I-490 Expressway approximately 10 miles west of Rochester and 75 miles east of Buffalo via the I-90 thruway. The site is direction adjacent to the 600,000 SF newly constructed C&M Forwarding distribution hub and across the street from a FedEx distribution center.

Construction	Tilt Up Concrete		
Roof	TPO		
Size	100,00-336,000 SF		
Lot Size	24.88 Acres		
Delivery	Built to Suit		
Lease Rate	Contact Broker		
Loading	48 Docks & 4 Drive-In Doors		
Ceiling Height	36' BTS		
Columns	50'x50' Typical, 50'x60' Speed Bay at Docks		
Parking	201 Auto & 108 Trailer		
Rail Served	Yes		
Floor Slab	6"	Zoning	General Industrial District – Town of Chili
Lighting	BTS	Utilities (Gas & Electric)	Rochester Gas & Electric
Electrical	3,000 Amp	Water	Municipal
Sprinkler	ESFR	Septic	Municipal



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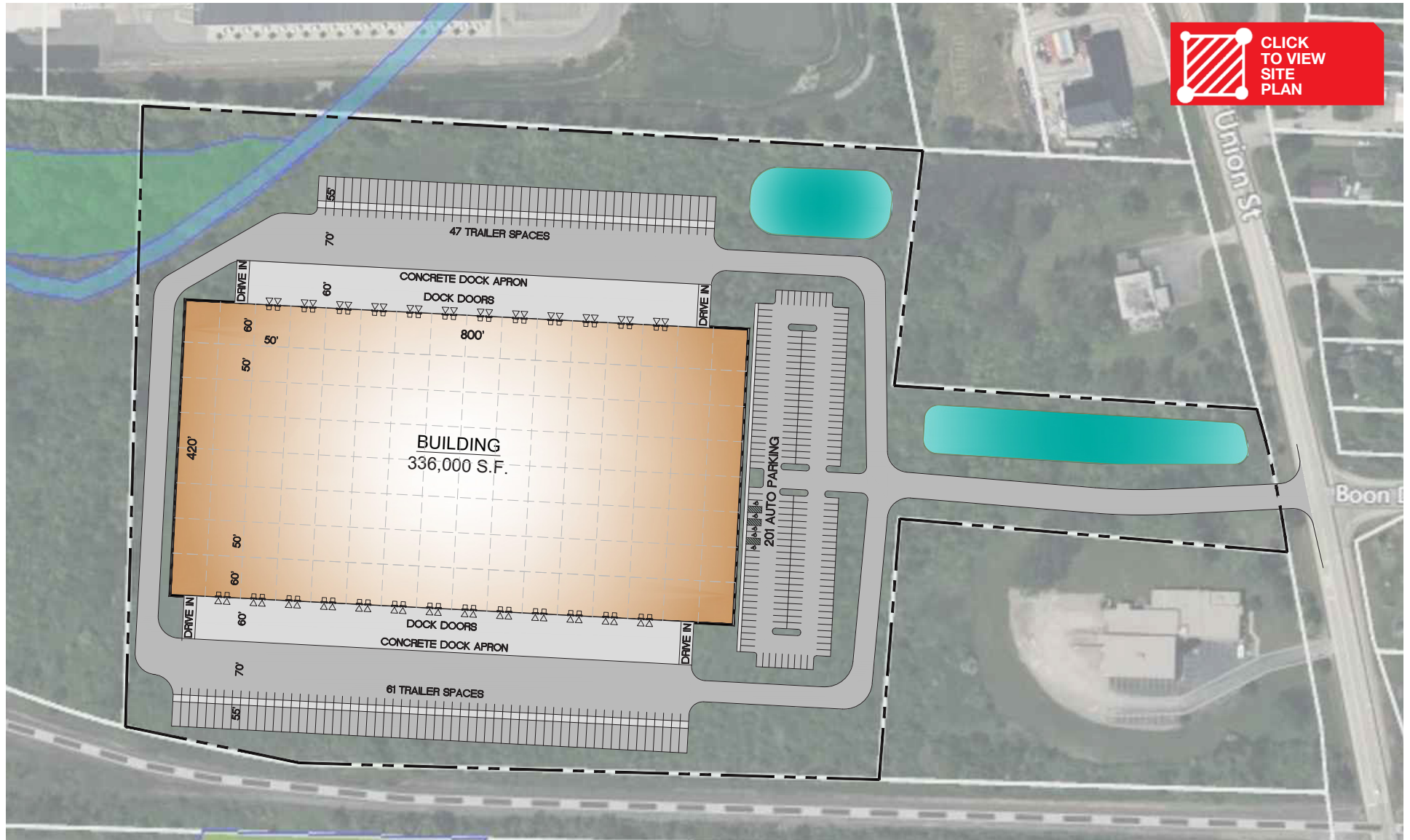


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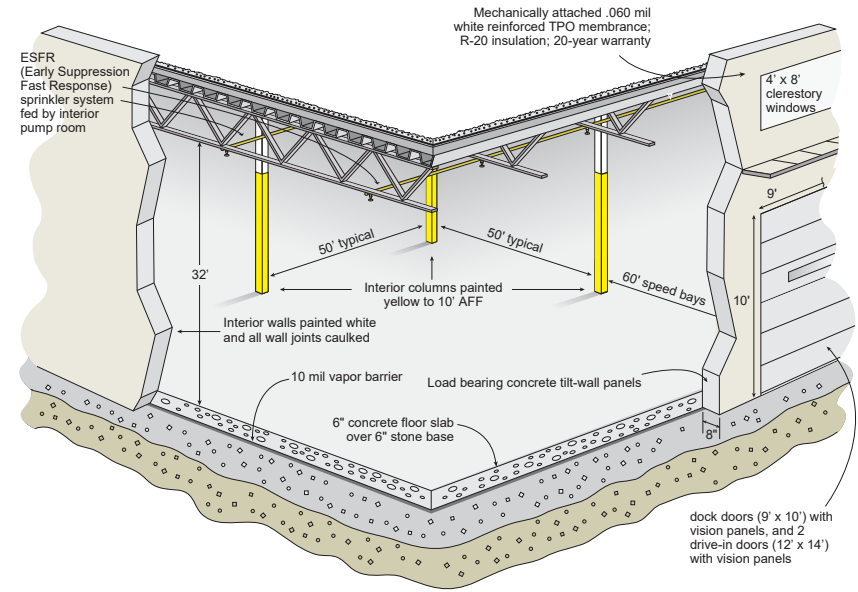
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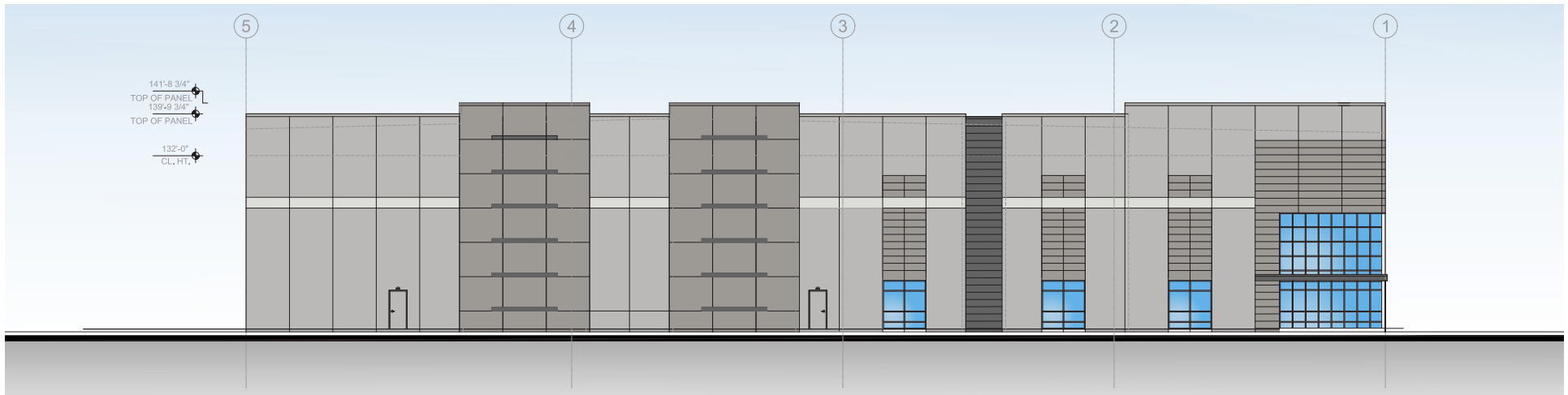
CONSTRUCTION

Experience You Can Trust

3513 Union Street is being developed by Scannell Properties. Scannell is a privately owned, international commercial real estate development firm specializing in build-to-suit and speculative projects for the industrial, office, and multifamily markets. Since 1990, they have developed more than 150 million square feet, with an annual development volume of more than \$5 billion.



EXAMPLE SIDE ELEVATION



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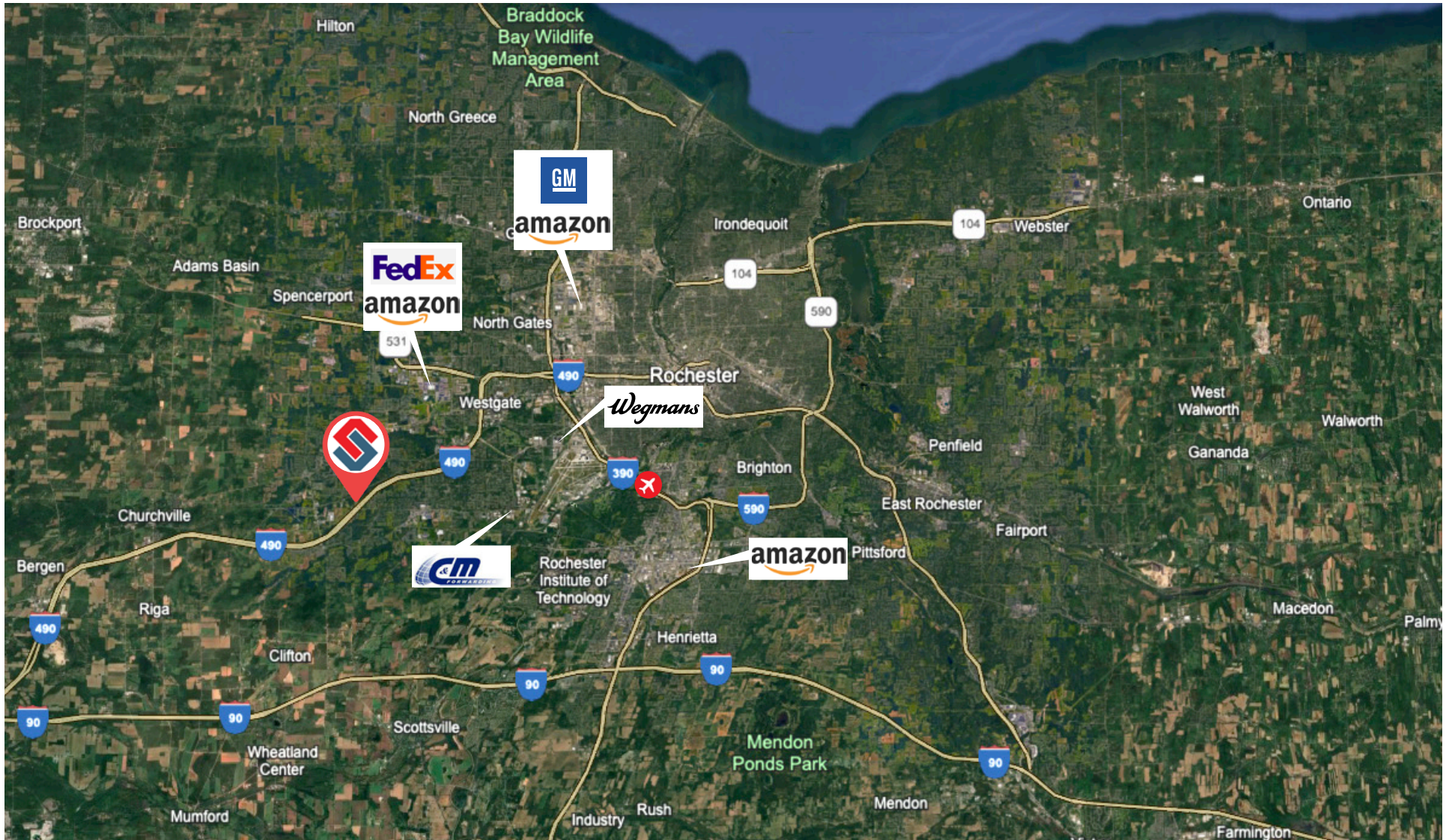
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REGIONAL DISTRIBUTORS



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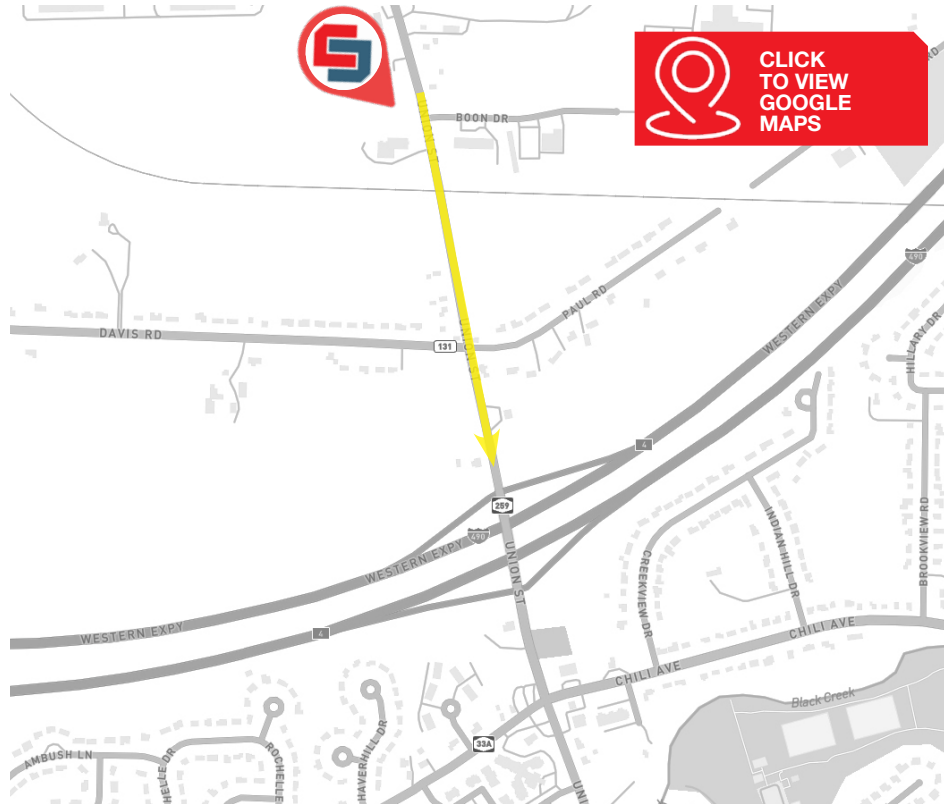
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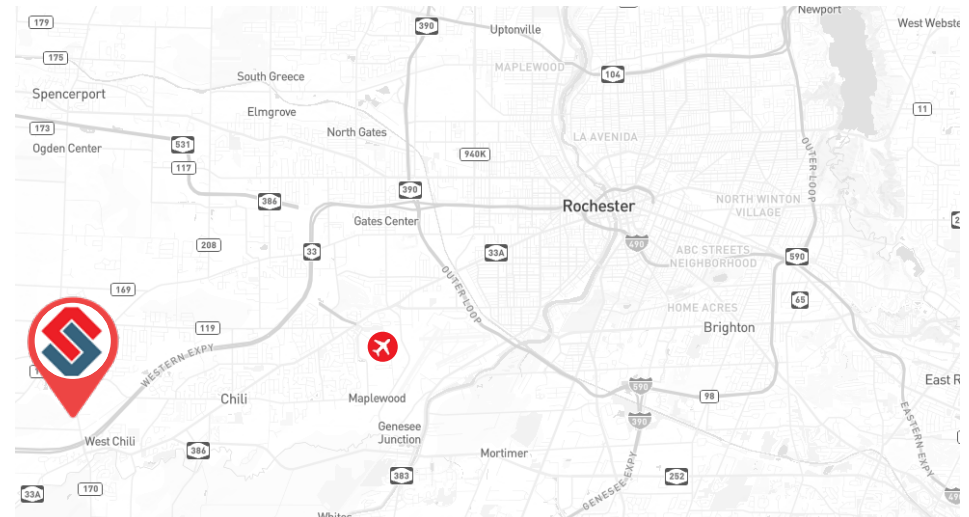
ACCESS



Downtown Rochester	±13 miles
Rochester Airport	±10 miles
I-490 (Exit 4)	Under 0.5 miles

The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

GREATER ROCHESTER



4 HOUR DRIVE TIME



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